

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Middlesex County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$25,501,406**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	27		
Program Progress:							
% of Funds Committed	98.21 %	93.03 %	2	93.55 %	92	90	
% of Funds Disbursed	93.73 %	84.16 %	3	86.03 %	89	87	
Leveraging Ratio for Rental Activities	5.45	5.06	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	62.65 %	79.95 %	25	81.34 %	9	9	
% of Completed CHDO Disbursements to All CHDO Reservations***	34.95 %	63.81 %	25	70.65 %	6	8	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.36 %	83.41 %	11	81.57 %	64	60	
% of 0-30% AMI Renters to All Renters***	46.10 %	44.82 %	15	45.66 %	50	49	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	87.73 %	96.39 %	25	96.25 %	9	11	
Overall Ranking:			In State:	24 / 27	Nationally:	18 22	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$43,866	\$27,871		\$27,146	269 Units	71.70 %	
Homebuyer Unit	\$13,279	\$17,225		\$15,140	91 Units	24.30 %	
Homeowner-Rehab Unit	\$0	\$15,766		\$20,860	0 Units	0.00 %	
TBRA Unit	\$11,501	\$7,998		\$3,210	15 Units	4.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Middlesex County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$124,708	\$210,518	\$0
State:*	\$107,939	\$97,306	\$17,523
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	67.8	39.6	0.0	33.3	Single/Non-Elderly:	19.5	22.0	0.0	80.0
Black/African American:	19.5	27.5	0.0	40.0	Elderly:	55.9	4.4	0.0	0.0
Asian:	1.3	9.9	0.0	0.0	Related/Single Parent:	8.9	35.2	0.0	20.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	7.6	27.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.9	11.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	1.1	0.0	0.0					
Black/African American and White:	0.0	1.1	0.0	6.7					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.3	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	10.2	20.9	0.0	20.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	66.5	23.1	0.0	80.0	Section 8:	16.9	1.1 [#]		
2 Persons:	15.7	27.5	0.0	13.3	HOME TBRA:	0.0			
3 Persons:	10.2	18.7	0.0	6.7	Other:	17.4			
4 Persons:	5.9	17.6	0.0	0.0	No Assistance:	65.7			
5 Persons:	1.3	11.0	0.0	0.0					
6 Persons:	0.4	0.0	0.0	0.0					
7 Persons:	0.0	2.2	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			157	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Middlesex County Consortium

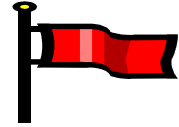
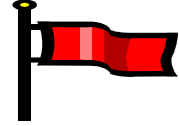
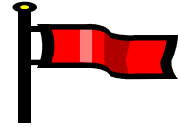
State: NJ

Group Rank: 18
 (Percentile)

State Rank: 24 / 27 PJs

Overall Rank: 22
 (Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	62.65	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	34.95	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.36	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	87.73	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	0.82	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

